



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT*  
3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

VOICE 410-313-2350  
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## October Minutes

### Thursday, October 6, 2022; 7:00 p.m.

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A public meeting of the Historic Preservation Commission was held on Thursday, October 6, 2022. The meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

Ms. Flynn Giles moved to approve the September 1, 2022 minutes. Ms. Danna seconded. The motion was unanimously approved.

Members present: Erica Zoren, Acting Chair; Julianne Danna; Ellen Flynn Giles, Bruno Reich

Staff present: Beth Burgess, Samantha Holmes, Kristen Haskins

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This report and any recommendations are based on the Guidelines adopted by the Commission. The report is prepared by Commission staff and does not represent the views of the Commission or of the Department of Planning and Zoning.

### **PLANS FOR APPROVAL**

#### **Consent Agenda**

1. MA-22-20c – 8133 Main Street, Ellicott City

#### **Regular Agenda**

2. HPC-21-26c, and MA-21-24c and 22-04c – 8508 Hill Street, Ellicott City
3. HPC-22-42 – Parking Lot D, Hamilton Street, Vicinity of 10 Hamilton Street/across street from rear of 8267 Main Street, Ellicott City

### **OTHER BUSINESS**

1. Historic Sites Inventory Update – Addition of HO-1178, 15475 Old Frederick Road, Woodbine, Linden Lawn-Maplehurst-Blarney House to the Inventory.
2. Design Guideline Update – review Chapter 6.C, Masonry.
3. Vote on positions for Chair, Vice-Chair, Secretary.

## CONSENT AGENDA

### MA-22-20c – 8133 Main Street, Ellicott City

Applicant: Trae Reuwer

**Request:** The Applicant, Trae Reuwer, requests Final Tax Credit approval for repairs made at 8133 Main Street, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1900. The Applicant was pre-approved to replace the roof through the Executive Secretary Tax Credit Pre-Approval process, in case MA-22-20.

**Scope of Work:** The Applicant submitted documentation that \$5,750.00 was spent on eligible, pre-approved repairs. The Applicant seeks \$1,437.50 in final tax credits. The work complies with that pre-approved and paid invoices and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted for \$1,437.50 in final tax credits.

**Testimony:** Mr. Reich was not present for this case. There was no testimony.

**Motion:** Ms. Danna moved to approve the application as submitted. Ms. Flynn Giles seconded. The motion was unanimously approved.

## REGULAR AGENDA

### HPC-21-26c, and MA-21-24c and 22-04c – 8508 Hill Street, Ellicott City

Applicant: John Riegert

**Request:** The Applicant, John Riegert, requests final tax credit approval for repairs made at 8508 Hill Street, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1926. The Applicant was pre-approved for tax credits in case HPC-21-26, and MA-21-24 and 22-04.

**Scope of Work:** The Applicant submitted documentation that \$30,291.18 was spent on eligible, pre-approved repairs. The Applicant seeks \$7,572.79 in final tax credits. The work complies with that pre-approved and paid invoices and other documentation total the requested amount. However, not all of the contractors were licensed, as required by County Code. The following amounts were expended on labor costs for contractors who did not provide licensing information and should be removed from the total amount eligible for tax credits:

- 1) Norm the Handyman - \$7,314.00
- 2) Nelson Pacheco - \$3,200.00
- 3) J&J Cooper Contractors - \$4,800.00

The removal of these items would result in a total amount of \$14,977.18 that is eligible for tax credits, for a credit of \$3,744.30.

**Staff Recommendation to the HPC:** Staff recommend the HPC approve the final tax credit in the amount of \$3,744.30.

**Testimony:** Mr. Reigert did not have any additional comments. The Commission did not have any comments.

**Motion:** Ms. Flynn Giles moved to approve the application per the staff recommendations and approve the final tax credit in the amount of \$3,744.30. The motion was unanimously approved.

**HPC-22-42 – Parking Lot D, Hamilton Street, Vicinity of 10 Hamilton Street/across street from rear of 8267 Main Street, Ellicott City**

Applicant: Jillian Joseph

**Request:** The Applicant, Jillian Joseph, requests a Certificate of Approval to install a kiosk at the pocket park in Parking Lot D, Hamilton Street, Vicinity of 10 Hamilton Street/across street from rear of 8267 Main Street, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District and consists of a small pocket park, located in Parking Lot D at the intersection of Hamilton Street (to the rear of the Visitor's Center at 8267 Main Street).

**Scope of Work:** The Applicant proposes to install a kiosk in the center of the pocket park. The kiosk will be the Cornerstone Classic Kiosk, and will be 36 inches wide by 36 inches deep and 86 inches high. The application explains that the kiosk "will be constructed of a synthetic material that is impervious to weather, insects or rot. The surface is coated in a Poly-Amour Hardcoat resulting in a highly impact resistant structure, ideal for high traffic areas. A textured finish is utilized to offer a final product that is less prone to graffiti." The manufacturer's literature states the material is an expanded Polystyrene (foam) with a Poly-Armor Polymer TM finish. The Applicant proposes to paint the kiosk Benjamin Moore Natural Linen. The kiosk will contain a poster cabinet on four sides of the kiosk and will be 24 inches wide by 57 inches high, to contain a poster that is 19.75 inches wide by 52.75 inches high. A plaque above each cabinet will read "Ellicott City Historic District." The material of the plaque is unknown.

Howard County Department of Public Works, the property owner, will coordinate with the foundation of the kiosk and infill any visible areas outside the base of the kiosk with brick to match the adjacent walkway.



Figure 1 - Proposed location of kiosk in center of pocket park walkway.



Figure 2 - Rendering of proposed kiosk design.



Figure 3 - Example of kiosk from Cornerstone.



Figure 4 - Example of kiosk from Cornerstone.





Figure 5 - Example of kiosk from Cornerstone.



Figure 6 - Example of kiosk from Cornerstone.

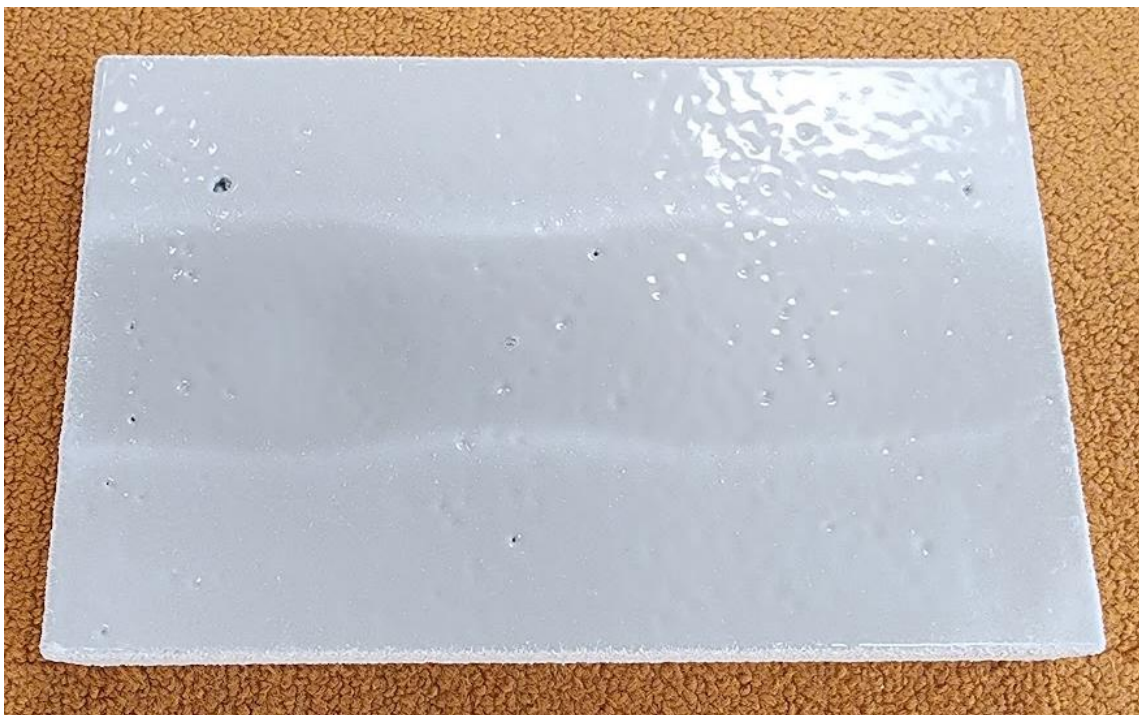


Figure 7 - Front finish of material sample, not the color.



Figure 8 - Side edge and front finish of material sample.



Figure 9 - Close up view of expanded Polystyrene (foam) material.

#### HPC Review Criteria and Recommendations:

##### **Chapter 10: Parking Lots, Public Streets and Street Furniture**

- 1) Chapter 10 explains, "Most street furniture consists of modern necessities not found along Ellicott City's original narrow streets. Utility poles, overhead wires, traffic signals, street signs, directional signs, street lights, newspaper boxes, trash receptacles, and telephone booths are among the items found in Ellicott City's public rights-of-way. This accumulation contributes to a



*cluttered public environment that can detract from appreciation of the town's historic structures. To minimize clutter, special care should be given to the design and location of street furniture. Well-designed street furniture not only avoids detracting from the historic setting, but also helps to identify Ellicott City as a historic district.*

2) Chapter 10 recommends:

- a. *"Use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal."*
- b. *"Select street furniture that reinforces Ellicott City's identity as a historic district."*

The proposed kiosk is of a traditional, historic design that will blend well with Ellicott City's historic fabric. The proposed off-white color complies with previous approvals for exterior furniture and building colors for painted wood.

The material is stated to be a synthetic that is impervious to rot. The manufacturers literature shows the material is an expanded Polystyrene (foam) with a Poly-Armor Polymer TM finishing coating. The Applicant has provided a sample of the material, shown in Figures 7-9. This material is not found in, and has not previously been approved for use in, Ellicott City. The Commission should determine if the material complies with the Guideline recommendation to "use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal."

- 3) Chapter 10 recommends, *"Particularly along the commercial section of Main Street, place street furniture in areas where the sidewalk is wider or where adjacent public open space (such as the plaza next to the railroad museum) provides a more spacious public environment."*
- 4) Chapter 10 recommends against, *"New items of street furniture that are not necessary or that obstruct or hinder vehicular or pedestrian traffic."*

The placement of the kiosk complies with the Guidelines, as it will be located in the center of a small pocket park which currently contains a garden area, and will not be located on narrow sidewalks that would impede vehicular or pedestrian traffic.

**Staff Recommendation to the HPC:** Staff recommends the HPC determine if the application complies with the Guidelines and approve, modify or deny accordingly.

**Testimony:** Ms. Zoren swore in Jillian Joseph from the Ellicott City Partnership (ECP) and Robert Hollenbeck from the Howard County Department of Public Works.

Ms. Danna found the materials did not blend with those generally in the historic district. She said the kiosk was very large, and the guidelines recommend replacing landscape elements when they are there. Ms. Danna inquired if the previously existing tree would be replaced. She expressed concern on updating the signs due to business changeover. She asked what the plan for maintenance would be on the upkeep. Ms. Joseph said they work with Howard County Tourism and they have taken this into consideration. Ms. Joseph said the aluminum panels to switch in and out are only \$7.99 and they have graphic designers to work with. She said they would advertise seasonal events, historic sites.

Ms. Danna asked what the benefit to this kiosk was versus using the Welcome Center, as the Guidelines recommend against new items of street furniture are not needed. Ms. Joseph explained that this will assist visitors' in getting their bearings and understand where shops are located.

Ms. Danna understood the need for the sign, but said the scale appeared off. She said the size of this kiosk will block the view of Tonge Row and block people from viewing the businesses there. She said the

pocket park is a seating area. She suggested something smaller, something that would fit in the iron that is there and finds something smaller would be more appropriate, such as a one panel sign, like a map. She found it did not comply with the Guidelines as submitted.

Ms. Flynn Giles disagreed and said the Victorian style reminded her of a Victorian postal box and found the kiosk made sense within the Guidelines. She said the furniture is black with wood and the fencing is black and is compatible with something. Ms. Flynn Giles said the material is unknown and that if it looks like wood, then the light color is ok, but if it looks like metal, then a dark color may be more appropriate. Ms. Zoren said they were provided with a sample and explained one side is a texture, and one side is shiny. She asked which side is the exterior finished side. Ms. Joseph and Mr. Hollenbeck thought the texture side was the outside. Ms. Holmes asked what the Poly-Armor side was and the Applicants were not sure and would clarify with the company.

Mr. Reich explained he was trying to get a feel for the size of the kiosk and envisioned it as a 3 foot by 3 foot by 7 foot door. He agreed that it was a little on the big size, but understood they are trying to give visitors leaving Lot D some information. He said the existing seating area is a nice area and that if the kiosk is moved toward the parking lot it would be a better location.

Mr. Reich asked what thought went into the design. Ms. Joseph said the visibility and they would like to have a tri-lingual content option where the use of more than one panel would be needed. Mr. Reich asked if the ECP represents all businesses in the historic district and Ms. Joseph responded that they did represent all business in the Historic District.

Ms. Zoren said the placement in the circle will take away the gathering space in that circle by blocking the view of the benches. She agreed with Mr. Reich that the kiosk would best be served at a different location within parking Lot D. Ms. Zoren concurred with Ms. Danna that the kiosk will block the view of shops of Tonge Row, and stated the Guidelines recommend against blocking visual features. Ms. Zoren said a darker color would be more appropriate and said street furniture usually has a darker tone, like black to match the fencing. Ms. Zoren discussed the scale of the size and referenced the images in the staff report, showing a base supporting the sign and explaining that people are not going to crouch down to view a sign. Ms. Zoren asked if Ms. Joseph would consider another design, like the scale of the images shown in the staff report, where it is half sign with a lower panel, and not a full view sign board. Ms. Zoren asked if there was any lighting in the sign or ground. Ms. Joseph said there was no electric. Ms. Zoren said that neither side of the material seemed durable and said she poked her pen through both signs. Ms. Zoren asked if they would consider a wood or fiber-cement materials to make a more durable structure. Ms. Joseph said they would consider a wood or fiber-cement material. She said she would speak to Cornerstone Kiosk and get more information on their material.

Ms. Danna said it would make more sense to have these signs in multiple locations, based on her previous wayfinding experience with the National Park Service. She said the simple black iron signs that match other materials in the district. She said it is very large and can detract from the district. Mr. Reich thought that was a good point, to pick something that can be used elsewhere.

Ms. Flynn Giles disagreed with reducing the content to a single sign, given the mission to provide information in multiple languages, provide maps, etc. and serve as a single information portal. Ms. Flynn Giles wondered if the Applicant should withdraw the application and come back when more information is available. Ms. Joseph said they would withdraw the application, take their feedback into consideration and get some answers. Ms. Joseph decided to continue the application to November.



**Motion:** The Applicant requested continuing the application to the November meeting to provide more details and answers. The Commission approved.

## OTHER BUSINESS

### Historic Sites Inventory Legislation Update

1. Addition of HO-1178, 15475 Old Frederick Road, Woodbine, Linden Lawn-Maplehurst-Blarney House to the Inventory.

The Linden Lawn/Maplehurst/Blarney Farm faces north toward the road and is set back slightly from it, with a farm lane that runs south from the road on the east side of the house. Ranged along this farm lane, to the south, are a stone springhouse, a frame bank barn, a large block horse stable, a small block horse stable and a block garage. The house is a 2 ½-story, three-bay by one-bay structure with a 2 ½-story, four-bay by three-bay ell on the south. All parts of the house have rubble stone foundations with wood framing covered by vinyl siding. The main block has a gable roof with asphalt shingles and an east-west ridge, while the matching gable on the ell has a north-south ridge. The north elevation has a center doorway with five-light sidelights and a one-bay, one-story porch. There is a cross-gable in the center that has a triangular-topped opening. The east elevation of the main block has a two-story semi-hexagonal bay. The first story has a center-passage, single-pile plan with four rooms in the rear ell.



Figure 10 - Main historic house



**Figure 11 -Stone Springhouse**

Ms. Burgess provided an overview of the historic property and the legislative process for adopting a property onto the inventory. Ms. Zoren asked how many acres the property was and Ms. Burgess replied that it was 78 acres.

**Motion:** Mr. Reich moved to support adding the property to the Historic Sites Inventory. Ms. Flynn Giles seconded. The motion was unanimously approved.

#### **Design Guideline Update**

General comments and feedback on the following section:

- 1) Chapter 6.C Masonry

The Commission and Staff discussed the proposed updates to the masonry chapter. The Commission suggested adding additional information about the colors of brick and guidance for matching colors, adding recommendations against using faux (aka concrete) brick and stone products, adding recommendations against using veneers, and addressing terra cotta panels (which will be added to the Siding section).

#### **Vote on positions for Chair, Vice-Chair, Secretary.**

The Commission voted on new positions. Ms. Zoren was elected Chair, Mr. Reich was elected Vice-Chair and Ms. Danna was elected Secretary.

\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

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Erica Zoren, Chair

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Beth Burgess, Executive Secretary

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Samantha Holmes, Preservation Planner